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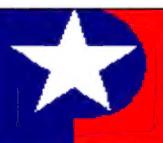
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
791,100 / 791,100
791,100 / 791,100
791,100 / 791,100
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45		OLD COLONY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LUCENTE GERARD J & DENISE M/TR	
Owner 2: LUCENTE FAMILY REALTY TRUST	
Owner 3:	

Street 1: 45 OLD COLONY RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: LUCENTE GERARD JOSEPH-ETAL -
Owner 2: LUCENTE DENISE M -
Street 1: 45 OLD COLONY RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .173 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2247 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R0 LARGE LOT 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
1/8/2020 61 Insulate 3,000 C
5/20/2019 674 New Wind 8,000 C
6/6/2018 746 Re-Roof 13,200 C
8/18/2017 1058 New Wind 2,000 C
6/3/1994 250 4,800 CHANGE PORCH/3 SEA

ACTIVITY INFORMATION
Date Result By Name
10/24/2018 Inspected BS Barbara S
9/27/2018 MEAS&NOTICE CC Chris C
2/23/2009 Meas/Inspect 163 PATRIOT
11/24/1999 Inspected 267 PATRIOT
11/10/1999 Mailer Sent
10/26/1999 Measured 263 PATRIOT
8/28/1991 JK

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price Units Type Type Factor Value Price Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
101 One Family 7520 Sq. Ft. Site 0 70. 0.86 4

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101 One Family 7520 Sq. Ft. Site 0 70. 0.86 4

101 One Family 7520 Sq. Ft. Site 0 70. 0.86 4

101 One Family 7520 Sq. Ft. Site 0 70. 0.86 4

Total AC/HA: 0.17264 Total SF/SM: 7520 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 451,920 Spl Credit: Total: 451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS.											
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1											
Color: TAN				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1953	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal 1	- Drywall			Functional:				Interior:		1	10	6							
Sec Int Wall:		%		Economic:				Additions: 1998											
Partition: T	- Typical			Special:				Kitchen:											
Prim Floors: 4	- Carpet			Override:				Baths:											
Sec Floors: 3	- Hardwood	30 %	Total: 26.4 %					Plumbing:											
Bsmnt Flr: 12	- Concrete							Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3	- Typical																		
Insulation: 2	- Typical																		
Int vs Ext: S																			
Heat Fuel: 1	- Oil																		
Heat Type: 3	- Forced H/W																		
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 105.0-0005-0006.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
1	Metal Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			